

# RURAL SERVICE ZONES

## 17.03 ICC



To provide convenience shopping and services to a  
localized geographic area.

## SUMMARY

- Rural Service Zone RAIDs
- Current I.C. Code 17.03
- Proposed I.C. Code 17.03
- Findings of Fact
- Discussion



## RURAL SERVICE ZONES

Permits a very limited range of mixed-use or non-residential uses that provide convenience shopping and services to a localized geographic area.

### Camano

- Tyee Grocery
- Second Chance Thrift & Bike Shop
- Camano Marine
- Huntington's Grocery
- Utsalady Store

### Whidbey Island

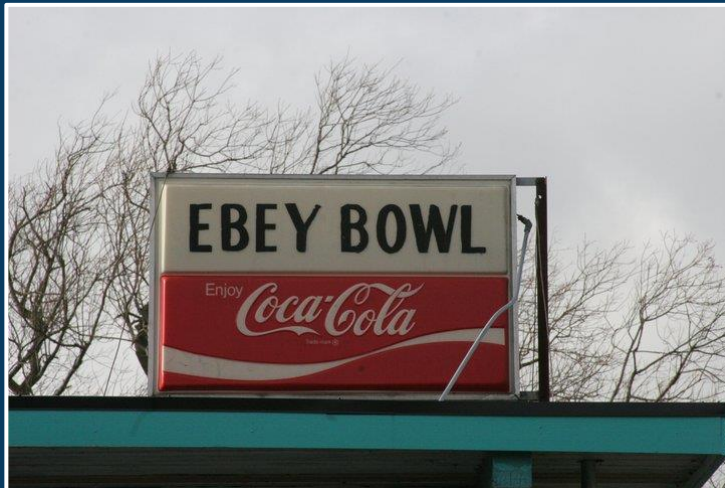
- Soundview Shopper
- Midget Market
- Old San Juan de Fuca Store
- Ebey's Bowl
- Bailey's Corner Store





## CURRENT 17.03 ICC RURAL SERVICE ZONE

- 4,000 gross square footage
- No more than 6 dwelling units
- Mixed-use structures are encouraged
- Setbacks - Minimum ten (10) feet
- Height - One and one-half (1 ½) stories not to exceed twenty-five (25) feet including rooftop mechanical equipment



## PROPOSED 17.03 ICC RURAL SERVICE ZONE



- A dwelling unit shall not exceed 1,200 square feet gross floor area. A garage shall not be included in the 1,200 square feet gross floor area, but it shall not exceed 420 square feet gross floor area.
- Any permitted use that exceeds one (1) dwelling unit. No more than six (6) dwelling units.
- The residential component of the mixed-use shall not be included in the 4,000 square feet of gross floor area. In no case shall the residential component have more than two (2) times the square footage of the non-residential uses.
- Two (2) stories not to exceed thirty-five (35) feet, excluding rooftop mechanical equipment, elevator shafts, features that are designed to hide roof top mechanical equipment, railings, umbrellas, vegetation or rooftop accessories that promote green roof technology, and the use of rooftop gathering space. Other exceptions to the height standard can be made for non-useable rooftop structures that enhance architectural creativity and preserve rural character.





# FINDINGS OF FACT

1. Island County Planning and Community Development have proposed a Docket and Work Plan for 2022 to the Board of Island County Commissioners.
2. Pursuant to this plan, the planning staff seeks to amend 17.03 ICC regarding the development regulations pertaining to Island County's Rural Service RAIDs.
3. The Planning Commission finds that the amendments to 17.03 ICC to simplify what uses are permitted in County zoning districts were not consistent with the existing regulations and that an error occurred when migrating sections of Island County code into one consolidated table.
4. The Planning Commission finds that the proposed amendments are consistent with the provisions of Chapter 36.70A RCW which requires that development regulations be consistent with the adopted Comprehensive Plan.
5. **The Planning Commission finds that Rural Service RAIDs are an adequate space to absorb residential development to mitigate sprawl and preserve the County's rural character while maintaining the function and essence of Rural Service RAIDs.**

# FINDINGS OF FACT

(CONTINUED)

6. The Planning Commission finds that within a Rural Service RAID the gross square footage of the residential component of the parcel shall not exceed twice the gross square footage of the nonresidential component.
7. The Planning Commission finds that no parcel within a Rural Service RAID shall exceed more than six (6) residential units per parcel.
8. The Planning Commission finds that within a Rural Service RAID no residential unit shall exceed 1,200 square feet.
9. The Planning Commission finds that to be more consistent with other zones and RAIDs within Island County, the height restriction in Rural Service RAIDs shall be increased to thirty-five (35) feet.
10. A SEPA Determination of Non-significance was issued using the optional process established by WAC 197-11-355.
11. The project was publicly noticed with a comment period held from September 7, 2022, through September 21, 2022. Neighbors within 300' of Rural Service RAIDs were notified of the proposed project on August 17, 2022, so that all comments could be heard and added to the record. Two comments were received.

# DISCUSSION





Utsalady

